

049.A

0002

0008.D

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

325,900 / 325,900

USE VALUE:

325,900 / 325,900

ASSESSED:

325,900 / 325,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 8D

Owner 1: KUNG JAMES & HOPE TRUSTEES

Owner 2: KUNG INVESTMENT TRUST

Owner 3:

Street 1: 23 PINE KNOLL RD

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02421 Type:**PREVIOUS OWNER**

Owner 1: KUNG JAMES & HOPE -

Owner 2: -

Street 1: 40 LAWRENCE LANE

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N
Postal: 02421 Type:**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6038																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	325,900			325,900		
							126768
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	316,700	0	.	.	316,700	316,700	Year End Roll	12/18/2019
2019	102	FV	298,800	0	.	.	298,800	298,800	Year End Roll	1/3/2019
2018	102	FV	275,000	0	.	.	275,000	275,000	Year End Roll	12/20/2017
2017	102	FV	255,900	0	.	.	255,900	255,900	Year End Roll	1/3/2017
2016	102	FV	255,900	0	.	.	255,900	255,900	Year End	1/4/2016
2015	102	FV	197,700	0	.	.	197,700	197,700	Year End Roll	12/11/2014
2014	102	FV	190,100	0	.	.	190,100	190,100	Year End Roll	12/16/2013
2013	102	FV	190,100	0	.	.	190,100	190,100		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
KUNG JAMES & HO		54634-354		5/4/2010	Convenience		1	No	No		
		14336-442		6/1/1981			53,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:	7 - Condo Garden	Full Bath:	1	Rating:	Average				
Sty Ht:	1 - 1 Story	A Bath:		Rating:					
(Liv) Units:	1	Total:	1	3/4 Bath:		Building Number 1.			
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	2 - Steel	1/2 Bath:	0	Rating:	Average				
Prime Wall:	8 - Brick Veneer	A HBth:		Rating:					
Sec Wall:		OthrFix:		Rating:					
Roof Struct:	4 - Flat	OTHER FEATURES							
Roof Cover:	4 - Tar & Gravel	Kits:	1	Rating:	Average				
Color:	BRICK	A Kits:		Rating:					
View / Desir:		Frl:	0	Rating:	Average				
GENERAL INFORMATION		WSFlue:		Rating:					
Grade:	C - Average	CONDO INFORMATION							
Year Blt:	1971	Eff Yr Blt:		Location:	R - Rear				
Alt LUC:		Alt %:		Total Units:					
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor				
Const Mod:		% Own:	1.789999962	REMODELING					
Lump Sum Adj:		Name:	23 - 6038	Exterior:		No Unit	RMS	BRS	FL
INTERIOR INFORMATION		DEPRECIATION				1	3	1	0
Avg Ht/FL:	STD	Phys Cond:	AV - Average	28.	%	Additions:			
Prim Int Wall:	2 - Plaster	Functional:			%	Kitchen:			
Sec Int Wall:		Economic:			%	Baths:			
Partition:	T - Typical	Special:			%	Plumbing:			
Prim Floors:	4 - Carpet	Override:			%	Electric:			
						Heating:			
						Totals			
						1	6	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

SKETCH

COMMENTS

Building Number 1.

RESIDENTIAL GRID

EF FEATURES

ENDO INFORMATION

Lower					
Totals	RM _s : 3	BR _s : 1	Baths: 1	HB 0	

REMODELING

REMODELING		COSTS BREAKDOWN		
		No Unit	RMS	BRS
Exterior:		1	3	1
Interior:				0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
		Totals		
		1	3	1

PBS BREAKDOWN

CALC SUMMARY

COMPARABLE SALES				
	Rate	Parcel ID	Typ	Date
Basic \$ / SQ:	320.00			
Size Adj.:	1.36083221			
Const Adj.:	1.00909925			
Adj \$ / SQ:	439.429			
Other Features:	32744			
Grade Factor:	1.00			
NBHD Inf:	1.35000002			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	457685			
Depreciation:	131813			
Depreciated Total:	325872			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	593.23	
Special Features:	0	Val/Su Net:	467.58	
Final Total:	325900	Val/Su SzAd:	467.58	

SUB ARFA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

